

**BEL CANTO APARTMENTS**  
**WESTFIELD, IN**  
**DEVELOPMENT AMENITIES AND OPEN SPACE**

November 29, 2021

When considering the subject of amenities, it is often reduced to a check list of items that highlight the parts of the community activity opportunities. This list however seldom offers an elaboration on the quality of that amenity execution.

By example: *A 20'x40' pool with a 5' surrounding deck and 4' fence completes the conditions to list a pool as an amenity.* Such an execution fails to invite the full range of complementary uses and values it might potentially engender.

Consider then the following items and the design standards by examples from the applicant's history that underpin not just the inclusion of the amenity but also the quality of its execution and continuing care.

**PHYSICAL FEATURES OUTDOORS:**

**THE POOL** is not just to swim in. It is a leisure setting that invites relaxation, sunbathing, afternoon group interaction, water activities and other uses enhanced by the adjacency and synergy of the combination of all features together. Combined they should seek a "resort" style application as might be found in a holiday destination property.

Important features of the pool include:

- Generous deck area with varied seating and lounging
- Accessible entry for use by mobility limited individuals
- A ramped (beach) or ledged entry for sun basking and infant access.
- Selected shade areas such as pavilion or loggia areas to extend the comfort of a leisure afternoon.
- Night lighting intended to promote a theatrical perspective as well as light for safety.
- Fenced enclosures that allow landscape within as well as outside the safety boundary.
- Accessory accommodations that permit special activities such as "pool movie night", organized pool side events, and water aerobics.

**OUTDOOR ENTERTAINMENT AREAS** are intended to allow for individual and group assemblies where summer kitchen, shaded seating, comfortable table/chair accommodations and suitable night time illumination offer expanded hours of use

**YARD SPORT SPACE** that invite activities such as beanbag toss, sand volley ball, lawn chess, croquet, and bocce ball.

**OPEN LAWN AREAS** that permit small competitive field interaction such as Frisbee, ball toss, and tag team play as well as just visual openness to reinforce the reduced intensity of the community.

**MEDITATION GARDEN** suitable as a passive yoga and outdoor aerobic patio.

**CAR AND BIKE CARE STATION** where vehicles can be washed and vacuumed and where residents can conduct light maintenance on bikes and other small personal transport devices

**PET PARK AND CARE STATION** where residents and their pets can enjoy communal outdoor activity, often in the company of other residents with their pets. An indoor pet care space allowing for bathing and grooming would be part of this feature.

**CENTRALIZED WASTE MANAGEMENT** for the concentrated housing of trash as part of a campus wide program of ground care and pest control.

## **PHYSICAL FEATURES INDOORS:**

**SOCIAL GATHERING AND MEDIA EVENT FACILITIES**, that enable group gatherings for private and community based social events (Monday night football, World Series, Oscar Award viewing, Kentucky Derby, New Year celebration as examples)

**MAIL AND PACKAGE RECEIVING** - In a world of online shopping this event has become a major factor in space planning and social interaction. Using Parcel Pending allows residents to have an automated email/text notifications when packages are delivered via a password protected, secured, personal locker.

**FITNESS FACILITY** styled and equipped to reflect the specific profile of the resident population and where floor area permits video fitness training on call.

**WORK PLACE ACCOMMODATION** for the occasional and temporary use of residents needing small conference and technical equipment support to optimize their “work at home” needs.

## **SUPPORT SERVICES:**

The most important and most used of amenities are the resident services offered through management and staff. Concierge assistance for identifying everything from a-la-carte service providers to places to dine, worship, learn, or tour in the region.

On sight maintenance staff allowing for urgent attention to periodic maintenance needs and assistance when needed.

## **SOCIALIZATION FEATURES:**

In multi-family settings there is often only limited focus on creating “**neighborhood**”. This word and its implied context are often overlooked in multi-family applications. The land design and building design seek to create evidence of neighborhoods with areas where the “accident of acquaintance” can occur. The promotion of acquaintance through scale and outdoor living focus insure the social opportunity within the community is as optimum as would be found in a single family residential neighborhood.

All of the indoor and outdoor gathering features noted also encourage resident interaction without the need for organized activities.

## **SUMMARY:**

The key to vitality in lifestyle is the care and maintenance of the features that reflect that objective. The standard of care required by the discriminating consumer who seeks this product and location will dictate continuing attention to detail and uncompromising level of maintenance both within and outside each dwelling.

As an intended legacy asset of the applicant, the preservation of the asset and the investment it represents is only assured with scrupulous focus on resident qualification and ongoing efforts to preserve their comfort and satisfaction for the duration of their stay. It is effectively a housing environment that models its management as if it were a destination resort.

The combination of feature, invitation, and care insure a setting of lasting value and contribution to both residents and the surrounding community as well.